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**MINUTES**  
**KAMAS CITY COUNCIL MEETING**  
**TUESDAY, APRIL 14, 2015**

7:00 p.m.  
Kamas City Hall,  
170 N. Main  
Kamas, UT 84036

10 Mayor Marchant opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilor Dan Littledike, Kevan Todd, Diane Atkinson, Rod Smith,  
12 and Mike Crystal.

13 **STAFF:** City Recorder, Kim Peacock; City Planner, Jackie Blazzard; Public Works  
14 Director, Gary Siddoway.

15 **OTHERS IN ATTENDANCE:** Scott Kettle, Heber & Kim Steed, Pete Gillwald, Jason Barto,  
16 Jeff Jones, Missy Fayville, Lola Beatlebrox, Ted McAleer.

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19 **OPENING CEREMONY, INVOCATION/READING/THOUGHT**  
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21 Invocation/Reading/Thought by Mayor Lewis P. Marchant.

22 Mayor Marchant led the public in the Pledge of Allegiance.  
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25 **POSSIBLE APPROVAL OF ORDINANCE 2015-03, KAMAS CITY SHADE TREE**  
26 **ORDINANCE, PRESENTED BY JASON BARTO AND MISSY FAYVILLE.**  
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28 Mayor Marchant welcomed Jason Barto. Mr. Barto distributed an amended shade tree  
29 ordinance to the council members and reviewed the new ordinance. There are 4  
30 requirements for being part of Tree City USA. First the City must pass an ordinance,  
31 second form a Shade Tree Advisory Committee, third spend \$2 per capita annually  
32 towards care and maintenance, and fourth celebrate Arbor Day.

33 Councilor Littledike asked if this applies to only the trees the City has control of, not  
34 private property. Barto explained if there was a private tree that was a safety issue or  
35 diseased the city would contact the owner.

36 Mayor Marchant feels this ordinance is too long. He would like to go through this  
37 ordinance with the council and trim it down, discuss it at another meeting for possible  
38 approval.  
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40 **MOTION:** Councilor Kevan Todd moved to table this discussion for further review.

41 Councilor Dan Littledike seconded the motion.

42 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
43 Smith, and Mike Crystal voted aye. Motion passed.  
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1 **POSSIBLE APPROVAL OF RESOLUTION 2015-02, MUNICIPAL**  
2 **WASTEWATER PLANNING PROGRAM.**

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5 **MOTION:** Councilor Mike Crystal moved to approve Resolution 2015-02, Municipal  
6 Wastewater Planning Program.  
7 Councilor Rod Smith seconded the motion.  
8 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
9 Smith, and Mike Crystal voted aye. Motion passed.  
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12 **DECISION FOR THE 2015-2016 SUMMIT COUNTY ARTSCAPE PROGRAM.**  
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14 Mayor Marchant welcomed Lola Beatlebrox from the Summit County Artscape Program.  
15 Ms. Beatlebrox informed the council last year the committee decided to open this  
16 program up to more of the cities. There were 3 artists this year who would like to  
17 participate in this project. \$500 paid by the City and \$500 paid by the County plus the  
18 purchase of a pole. The City would also be responsible for installing the artwork. The  
19 pole is 12'-16' in height. The City can decide where they put it and how high it will be.  
20 The applications are a seagull, tornado, and an airplane.  
21 Councilor Smith explained when the council was first approached about this they would  
22 like something that would fit Kamas Valley. Councilor Smith feels the projects presented  
23 do not fit Kamas at all. Councilor Crystal doesn't mind the seagull artwork. Councilor  
24 Littledike and Councilor Todd agreed. Mayor Marchant doesn't want to offend anyone  
25 but is not happy with the projects presented. Mayor Marchant doesn't feel this would fit  
26 in the community. Mayor Marchant feels they were very clear when this was first  
27 presented that they would like something that would fit in the community. Councilor  
28 Smith feels maybe next year we can look at this again with the new projects.  
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30 **MOTION:** Councilor Dan Littledike moved that the artscape proposal be tabled until next  
31 year for more projects to choose from.  
32 Councilor Rod Smith seconded the motion.  
33 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
34 Smith, and Mike Crystal voted aye. Motion passed.  
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37 **JEFF JONES SUMMIT COUNTY ECONOMIC DEVELOPMENT DISCUSSION.**  
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39 Mayor Marchant welcomed Jeff Jones from Summit County Economic Development.  
40 Mr. Jones introduced himself. Mr. Jones explained as the County went through their  
41 strategic plan one of the areas the County Council wanted to highlight for economic  
42 development was Eastern Summit County. Work with the local communities to assist  
43 them.  
44 There is an Ice House Entrepreneurship program that will be launched May 14. They are  
45 hoping to pick up the cost of 10 licenses. If there are candidates that have a business,  
46 business idea, or a high school student interested in business. Each Thursday there will

1 be a class starting May 14 for fifteen weeks. There are also mentors available through  
2 Pando Labs in Park City. Mr. Jones introduced Ted McAleer to briefly discuss Pando  
3 Labs.

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5 Mayor Marchant asked Jeff Jones to convey back to the County Manager that he feels the  
6 Fire District's impact fee schedule is stifling to the County's Economic Development.

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9 **HIGH STAR RANCH DISCUSSION OF SUPER LOT #4 AND AG LOT #3.**

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11 Mayor Marchant welcomed Pete Gillwald from High Star Ranch. Before the discussion  
12 starts Mr. Gillwald wanted to show the council some samples of the yurt colors they are  
13 looking at for the ranch. The council asked that they pick an earth tone color. A color that  
14 will blend in with the area. Gillwald will bring the final decision back to the council.

15 Mr. Gillwald showed the master plan that was adopted in 2012 and briefly described  
16 what their plan was. They would like to take the annexation money apply it to the cabins  
17 down in the southern area. Mayor Marchant asked for explanation of "apply". Gillwald  
18 explained based on what they were going to do, whether based on an occupancy permit or  
19 plat completed, they would pay a prorated share of the annexation money. Instead of  
20 waiting for the North Bench to be platted before they pay they are offering to move the  
21 money down to the southern area. Gillwald feels this is a benefit to the City because there  
22 would be more open space, less visual impact in the South bench, and it would be a  
23 financial benefit. It allows them to use the infrastructure they already have and to  
24 maintain the momentum they already have.

25 Councilor Todd asked where the 13 lots in the South Bench would be relocated. Gillwald  
26 explained they would like to move them up to the Middle or North Bench because of the  
27 cost.

28 Mayor Marchant feels they are still avoiding their concern about total density. The  
29 density is just being moved. This is not being addressed and Mayor Marchant expressed  
30 he is not in favor of that. Commercial density is what the City wants, not residential  
31 density. Mayor Marchant feels every time they come to the council more density is  
32 presented.

33 Councilor Smith likes the idea of moving the density from the south bench to the north  
34 bench. The council would like the south bench kept the way it is.

35 Gillwald explained he cannot cut density.

36 Mayor Marchant feels the change from the equestrian barn to the event barn has changed  
37 the whole agreement.

38 Mayor Marchant explained he and the council would like the south bench clear, but not at  
39 the expense of more density somewhere else.

40 Councilor Todd would be happy to get rid of 13 lots on the south bench even if it is  
41 relocated. But his concern is not so much the density, but the increased residential density  
42 that is going to impact our sewer system. How do we compensate that?

43 Gillwald explained the way the development agreement spells out anywhere from 1.9 -  
44 2.4 million that is still outstanding is all predicated on platting the North Bench, Middle  
45 Bench, and South Bench. If we do nothing the money just sits there. We would like to  
46 move this pool of money so the City gets it sooner than later and we can keep developing.

1 Gillwald explained it makes more sense to them to build on the south end of the project  
2 below the canal because all the utilities are already there. It would be much easier for  
3 them.  
4 Councilor Todd said before when the greenhouses, trailers, and storage were first  
5 presented, they had no impact on our sewer. Now 13 homes equated into 43 will be a  
6 huge impact to our sewer. This is a discussion the Council and Mark need to have.  
7 Mayor Marchant asked about the additional well, water tank, and south access road.  
8 Mr. Gillwald doesn't feel the development agreement spells out when they need to have  
9 these completed. There is no timetable.  
10 Gillwald mentioned that in addition to the 700 gpm that is the city's they currently have  
11 100 ERU's coming out of one well. Gillwald is concerned that they are being asked to  
12 come up with all that's in the development agreement up front, but there is not timeframe  
13 on when they had to meet this requirement.  
14 Mayor Marchant reminded Gillwald that these figures were all figured for the equestrian  
15 barn, not the event barn.  
16 Mayor Marchant expressed his concern with High Star constantly coming in and  
17 requesting changes and amendments to the project and the City has not received anything  
18 in return.  
19 Councilor Todd explained we want this project to succeed. But it's not right our water  
20 tank is taking care of the project. This is not acceptable any more. There will need to be  
21 some things completed before anymore approvals can be done.  
22 Gillwald reminded the council they cannot get occupancy on the Event Barn until the  
23 water tank is hooked up.  
24 Councilor Todd feels from now on there will be timelines on approvals.  
25 Gillwald explained to the council he was concerned about the planning of the project, he  
26 does not handle the infrastructure.  
27 Councilor Littledike agrees in the overall plan, but the other stuff needs to be done.  
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## 30 **CITY CLEAN-UP DISCUSSION**

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32 The council decided to have the City Clean up on June 4, 5, and 6.  
33 Gary Siddoway explained the prices will go up a little this year. We will also have to  
34 separate the garbage in to different bins i.e. metal, building material, household, green,  
35 appliances.  
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## 38 **DEPARTMENT REPORTS**

### 39 **MAINTENANCE**

40 Scott Kettle distributed an estimate for the 2012 RAP Tax Rodeo Grounds Park  
41 Improvements. Scott Kettle presented two options for the location and reviewed the cost  
42 estimate.  
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44 Mayor Marchant feels we have 3 options. One, give the money back and not do the  
45 project. Two, do both the building and the pavilion and come up with the extra money.  
46 Or three, just build the pavilion and give the extra money back.

1 The council feels we could just do the pavilion and forget about the shack this year.  
2 Mayor Marchant said this needs to be done fast. This needs to be completed this spring.  
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#### 4 **FIESTA**

5 Councilor Atkinson updated the council on the Fiesta Days planning. Diane needs help  
6 finding someone to be in charge of the horse show. The council discussed some different  
7 people.

8 Councilor Atkinson asked that we ask Betty Gines to be the Grand Marshal this year as  
9 we discussed last year. The council agreed this would be a great choice.  
10

#### 11 **MAINTENANCE**

12 Gary Siddoway reported on the Public Works Department.  
13 The back of the City Hall has been cleaned up.

14 All West Communications is continuing their fiber install this summer.  
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#### 17 **APPROVAL OF THE MARCH 10, 2015 CITY COUNCIL MEETING MINUTES**

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19 **MOTION:** Councilor Diane Atkinson moved to approve the City Council meeting  
20 minutes dated March 10, 2015.

21 Councilor Mike Crystal seconded the motion.

22 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
23 Smith, and Mike Crystal voted aye. Motion passed.  
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#### 26 **APPROVAL OF THE MARCH 31, 2015 CITY COUNCIL SITE VISIT/WORK** 27 **SESSION MEETING MINUTES**

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29 **MOTION:** Councilor Kevan Todd moved to approve the City Council Site Visit/Work  
30 Session meeting minutes dated March 31, 2015.

31 Councilor Diane Atkinson seconded the motion.

32 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
33 Smith, and Mike Crystal voted aye. Motion passed.  
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#### 36 **APPROVAL OF INVOICE REGISTER DATED APRIL 13, 2015**

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38 **MOTION:** Councilor Diane Atkinson moved to approve the invoice register dated April  
39 13, 2015.

40 Councilor Kevan Todd seconded the motion.

41 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
42 Smith, and Mike Crystal voted aye. Motion passed.  
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1   **ADJOURN**

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3   **MOTION:** Councilor Dan Littledike moved to adjourn at 9:10 p.m.  
4               The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod  
5               Smith, and Mike Crystal voted aye. Motion passed.  
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9   *The content of the minutes is not intended, nor are they submitted, as a verbatim*  
10 *transcription of the meeting. These minutes are a brief overview of what occurred at*  
11 *the meeting.*  
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13   Approved on the 12<sup>th</sup> day of May 2015.  
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18   Lewis P. Marchant  
19   Mayor

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Kim Peacock  
Recorder